



10, West Road  
Bridgend, CF31 4HD

Watts  
& Morgan



# 10 West Road

Bridgend CF31 4HD

**£580,000 Freehold**

6 Bedrooms | 2 Bathrooms | 5 Reception Rooms

We are pleased to present a unique opportunity to purchase this characterful detached property situated within enclosed grounds & within walking distance of Bridgend town centre, Newbridge fields and conveniently located just a short drive from J36 of the M4. This Grade II Listed, 16th Century property offers spacious living accommodation & scope for further development with fabulous period features throughout. The accommodation briefly comprises of; Entrance hall, lounge, dining room, family room, kitchen/diner, study, utility & 2 cloakrooms, 6 double bedrooms, en-suite bathroom, family bathroom, attic room, studio. Outside; private drive, front landscaped garden, rear elevated lawned garden . EPC Rating; "D" Council tax band

## Directions

- Bridgend Town Centre 0.6 miles • Cardiff City Centre 20.0 miles • M4 (J36) 3.0 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Accessed through an arched period front door is a tiled porchway which leads into an impressive T-shaped entrance hallway featuring parquet flooring, beamed ceiling & wood panelling walls. The Lounge/Family Room features two deep silled leaded windows with shutters, exposed beams and an inglenook fireplace with timber beam above, tiled hearth and deep set recess adjacent. The second reception room, is an informal Lounge with deep silled window, shutters, stained glass window to rear elevation, beamed ceiling, minister style fireplace with wooden mantle and original prayer room. Adjacent to this is a formal dining room with deep silled window, beamed ceiling, inglenook fireplace with recess alongside and solid wooden floorboards. The kitchen/diner is located at the rear of the property with vaulted ceiling, velux window & two sash windows. The kitchen has been fitted with a range of bespoke wall & base units with roll top marble worktops & recess housing a range. The kitchen opens up into a dining area with pantry style cupboard. Other useful rooms include; a spacious study, 2 cloakrooms & a utility room.

### FIRST FLOOR

The first floor landing offers carpeted flooring and two built into storage cupboard's. To the first floor are four double bedrooms and a family shower & bathroom. The master bedroom is positioned to the rear of the property with exposed wood flooring, windows to the rear & an en-suite bathroom. The en-suite bathroom has been fitted with a four-piece suite comprising of a free standing bath tub, corner shower cubicle, pedestal wash hand basin, WC. Further benefiting from mosaic tiled flooring, partially tiled walls and windows to the rear. The second double bedroom features two deep silled windows & fitted wardrobes and a doorway providing access to a further staircase leading up to a loft room. The third bedroom is a spacious room offering exposed beam ceiling's, wood flooring, two windows to the front and built in wardrobes. The fourth bedroom features a bridge connecting to a large home studio with electricity & water supply which offers ancillary accommodation if required. The family bathroom has been fitted with a four-piece white suite comprising of a free stranding bath tub, circular shower cubicle, WC and wash hand basin set within a vanity unit. Further features include tiled flooring, partially tiled walls, recessed spot lighting and windows to the front.

### SECOND FLOOR

A spiral stone staircase leads to the second floor with leads up to two further double bedrooms both fitted with Velux windows, exposed beam ceiling's and one with fitted wardrobes.

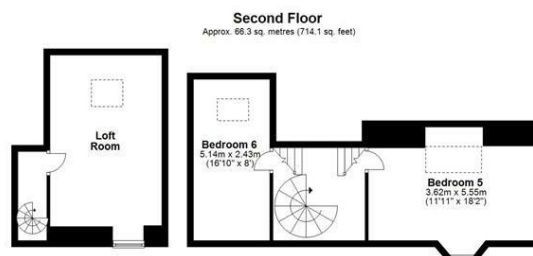
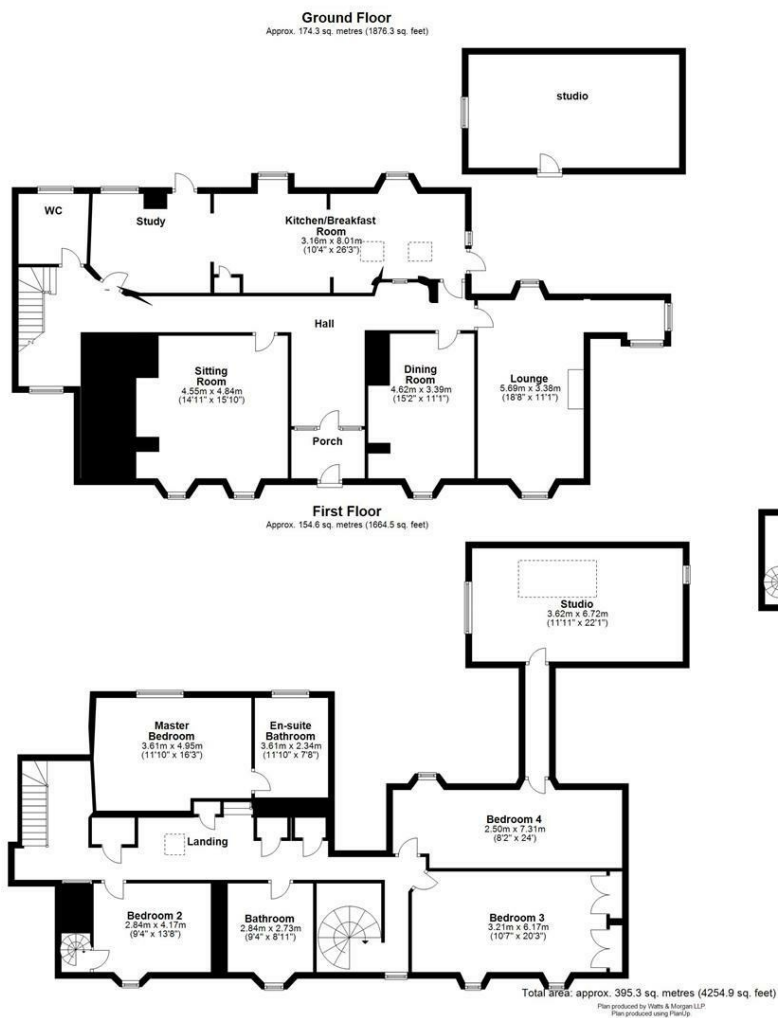
### GARDENS AND GROUNDS

This historic 16th Century Grade II listed property sits within an enclosed plot. A central wrought iron gate leads into a landscaped garden with an array of exotic plants & shrubs. Adjacent to this is a gated entrance for off-road parking which leads into a rear courtyard style garden. Accessed via stone steps is the rear principal garden, lawned in parts it includes a decked area to the eastern side whilst to the western side of the garden is a large lawned area. The garden benefits from a high rise surrounding stone wall create an enclosed and private setting and further benefits from access to a separate home studio/ office with full power supply.

### SERVICES AND TENURE

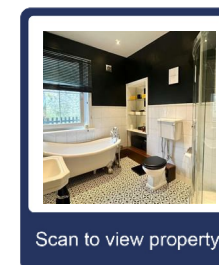
This property is Grade II listed with parts reputed to date back to the 1550 and extended in 1600. Freehold. All mains services connected.





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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